

128.A

0001

0207.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

523,200 / 523,200

USE VALUE:

523,200 / 523,200

ASSESSED:

523,200 / 523,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		SCHOOL ST, ARLINGTON

OWNERSHIP	Unit #:	207
Owner 1: SOUTHARD RYAN/TRUSTEE		
Owner 2: SOUTHARD FAMILY TRUST		
Owner 3:		
Street 1: 1 SCHOOL STREET #207		
Street 2:		

Twn/Cty:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER			
Owner 1: SOUTHARD WAYNE S -			
Owner 2: -			
Street 1: 1 SCHOOL STREET #207			
Twn/Cty: ARLINGTON			
St/Prov: MA Cntry			
Postal: 02476			

NARRATIVE DESCRIPTION			
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1925, having primarily Brick Exterior and 1264 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.			

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6043																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	523,200			523,200			137248
							GIS Ref		
							GIS Ref		
							Insp Date		
							11/09/17		

**USER DEFINED**

Prior Id # 1:	137248
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	10:05:20
danam	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr		Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV		523,200	0	.	523,200		Year end		12/23/2021
2021	102	FV		515,900	0	.	515,900		Year End Roll		12/10/2020
2020	102	FV		501,200	0	.	501,200		501,200 Year End Roll		12/18/2019
2019	102	FV		457,200	0	.	457,200		457,200 Year End Roll		1/3/2019
2018	102	FV		377,900	0	.	377,900		377,900 Year End Roll		12/20/2017
2017	102	FV		351,500	0	.	351,500		351,500 Year End Roll		1/3/2017
2016	102	FV		432,500	0	.	432,500		432,500 Year End		1/4/2016
2015	102	FV		348,100	0	.	348,100		348,100 Year End Roll		12/11/2014

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOUTHARD WAYNE		49658-487		6/26/2006	Family		1	No	No	
KONDA KORETADA		26827-59		11/15/1996		185,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/9/2017										Measured	DGM	D Mann
5/6/2000											197	PATRIOT

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 7 - Condo Garden				Full Bath: 2	Rating: Average			BK:15223 PG:550,Building Number 1.													
Sty Ht: 1 - 1 Story				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																
Frame: 2 - Steel				1/2 Bath:	Rating:																
Prime Wall: 7 - Brick				A HBth:	Rating:																
Sec Wall: %				OthrFix:	Rating:																
Roof Struct: 2 - Hip				OTHER FEATURES																	
Roof Cover: 2 - Slate				Kits: 1	Rating: Average																
Color: BRICK				A Kits:	Rating:																
View / Desir: N - NONE				Frl:	Rating:																
GENERAL INFORMATION								WSFlue:				Rating:									
Grade: C+ - Average (+)				CONDOS INFORMATION																	
Year Blt: 1925	Eff Yr Blt:			Location: F - Front																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdct:		Fact: .		Floor: 1 - 1st Floor																	
Const Mod:				% Own: 2.051000118																	
Lump Sum Adj:				Name: 28 - 6043																	
INTERIOR INFORMATION								DEPRECIATION				REMODELING									
Avg Ht/FL: STD				Phys Cond: GD - Good	24. %			No Unit	RMS	BRS	FL	RES BREAKDOWN									
Prim Int Wal: 2 - Plaster				Functional:		%		1	5	2	0										
Sec Int Wall:		%		Economic:		%															
Partition: T - Typical				Special:		%															
Prim Floors: 4 - Carpet				Override:		%															
Sec Floors:		%		Total:	24.5 %																
Bsmnt Flr:				CALC SUMMARY				COMPARABLE SALES				SUB AREA									
Subfloor:				Basic \$ / SQ: 325.00				Rate	Parcel ID	Typ	Date	Sale Price	SUB AREA DETAIL								
Bsmnt Gar:				Size Adj.: 0.97468352									Code	Description	Area - SQ	Rate - AV	Undepr Value				
Electric: 3 - Typical				Const Adj.: 1.10301948									GLA	Gross Liv Ar	1,264	349.410	441,649				
Insulation: 2 - Typical				Adj \$ / SQ: 349.406									Sub Area	% Usbl	Descrip	% Type	# Ten				
Int vs Ext: S				Other Features: 42942																	
Heat Fuel: 3 - Electric				Grade Factor: 1.10																	
Heat Type: 15 - H.V.A.C				NBHD Inf: 1.29999995																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100		% AC: 100		LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO			Adj Total: 692966																	
% Com Wal	% Sprinkled			Depreciation: 169777				Juris. Factor:		Before Depr:	499.65										
				Deprecated Total: 523189				Special Features: 0		Val/Su Net:	413.92										
								Final Total: 523200		Val/Su SzAd:	413.92										
MOBILE HOME								WtAv\$/SQ:	AvRate:	Ind.Val:											
Make:		Model:		Serial #:																	
SPEC FEATURES/YARD ITEMS								PARCEL ID	128.A-0001-0207.0							IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:					Total Special Features:								Total:							